

**11 Brookes Mews
Earls Barton
NORTHAMPTON
NN6 0LD
£220,000**



- **GROUND FLOOR APARTMENT**
- **UNDERFLOOR HEATING**
- **ALLOCATED PARKING**
- **SPACIOUS OPEN PLAN LIVING**

- **TWO BEDROOMS**
- **FULLY FITTED KITCHEN**
- **VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING : D**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the charming village of Earls Barton, Northampton, this delightful apartment on Brookes Mews offers a unique blend of modern living and historical charm. Housed within a thoughtfully converted factory, this property is steeped in character, making it a truly special place to call home.

The apartment features a spacious open plan living area, perfect for entertaining guests or enjoying a quiet evening in. With two well-proportioned bedrooms, there is ample space for relaxation and rest. The bathroom is conveniently located, providing all the necessary amenities for daily living.

One of the standout features of this property is the provision for parking, accommodating up to two vehicles, which is a rare find in such a desirable location. The site is the original building to the iconic Kinky Boots film which adds a touch of local flair, making it an intriguing choice for those who appreciate the arts and culture.

Whether you are a first-time buyer, a young professional, or looking to downsize, this apartment offers a wonderful opportunity to enjoy the best of village life while being just a short distance from the amenities of Northampton. With its unique character and convenient features, this property is not to be missed.

Ground Floor

Communal Entrance Hall

Enter via a double glazed composite door into the communal hallway. Then door to;

Entrance Hallway

Large built-in storage cupboard and door to;

Open Plan Living Room

23'0" x 15'5" (7.03 x 4.72)

A spacious open plan living area with seven double glazed sash windows to the front and side aspects. Kitchen area has a range of floor and eyelevel Shaker style kitchen units with Oak worktops and splashbacks. Inset single bowl sink with Swan neck mixer taps. Built in appliances to include a fridge freezer, washing machine and dishwasher. Herringbone wooden flooring and underfloor heating throughout with exposed beams and exposed brick feature wall.

Bedroom Two

14'2" x 9'2" (4.34 x 2.80)

Two double glazed sash windows to the side aspect with exposed brick feature wall and underfloor heating.

Bedroom One

14'2" x 9'5" (4.34 x 2.88)

Two double glazed sash windows to the side aspect with exposed brick feature wall and underfloor heating.

Bathroom

Three piece suite comprising of a WC, wash basin housed in a storage cabinet and a bath with shower over and shower screen. Brick effect tiling to water sensitive areas and double glazed window to the side aspect. Herringbone flooring with underfloor heating. Built in storage cupboard housing the central heating boiler.

Externally

Allocated Parking

The apartment benefits form two allocated parking spaces

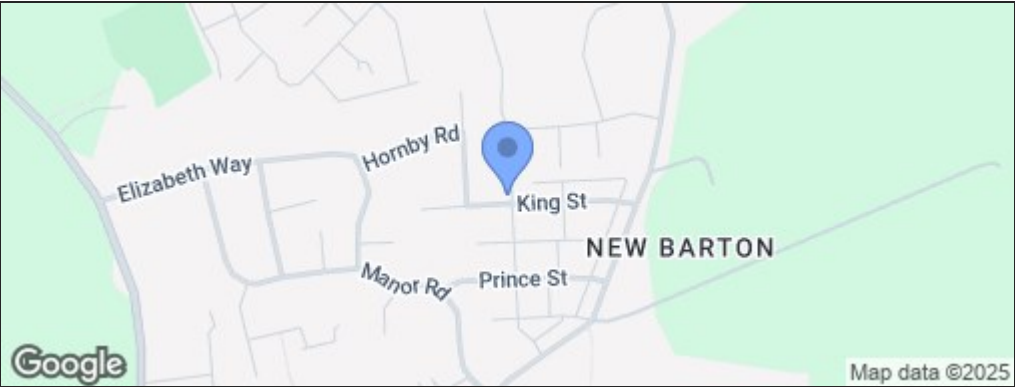


GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	78
England & Wales	EU Directive 2002/91/EC	



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.